

KNOW ALL MEN BY THESE PRESENTS, That EUGENE O. MARQUETTE III

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LEE SIMMONS and JAN SIMMONS, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NW 1/4 of the SE 1/4 of Section 31, Township 35 South, Range 13 East of the Willamette
Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion Southeast of center-
line of Ivory Pines Road.

84 JUL 31 AM 10 42

"This instrument does not guarantee that any particular use may be made of the property
described in this instrument. A buyer should check with the appropriate city or county
planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that

grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
stated on the reverse side of this deed and those apparent upon the land, if any, as of
the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,750.00
the whole
part of the
consideration (Indicate which.) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27th day of July, 1984;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Eugene O. Marquette III
EUGENE O. MARQUETTE III

STATE OF OREGON CALIFORNIA } ss.
County of ORANGE }
July 27, 1984

STATE OF OREGON, County of _____) ss.
_____, 19____

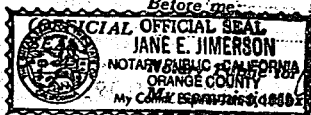
Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

Personally appeared the above named
EUGENE O. MARQUETTE III
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Eugene O. Marquette III
615 Civic Center Drive West, Suite 205
Santa Ana, CA 92701

GRANTOR'S NAME AND ADDRESS

Lee & Jan Simmons

31241 Deer Avenue

Homeland, CA 92348

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____) ss.

I certify that the within instru-
ment was received for record on the
____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer

By _____

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Rights of the public in and to any portion of herein described premises lying within the limits of streets, roads, or highways.
3. Reservations, restrictions and easements as contained in instruments recorded in Volume 313, page 279 and Volume 325, page 548, Deed Records of Klamath County, Oregon, to wit:
"Title to the above described property is conveyed subject to a 60 foot right of way for Indian Service Road No. S-55, approved January 5, 1959, by M. M. Zollar, Superintendent, Klamath Indian Agency, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 18; 25 U.S.C. 3230328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, FR 248), and subject to prior valid existing rights or adverse claims; and subject also to the logging railroad right of way of the Weyerhaeuser Timber Company approved September 6, 1940, by the Assistant Secretary of the Interior as a revocable permit under the general supervisory authority over Indian Affairs conferred upon the Secretary of the Interior by Section 463 Revised Statutes (25 U.S.C. 2), subject to the conditions of the Indian Office recommendation approved September 6, 1940, and the stipulations mentioned therein (I. O. 58034-39-371). Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."
4. An easement for ingress and egress over the Northerly 30 feet of the SE 1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon as disclosed by instruments recorded in Volume 330, page 154, Volume 341, page 657, Volume 349, page 121 and Volume M70, page 5376, all Deed Records of Klamath County, Oregon.
5. Subject to the one year period for recourse by Robert R. Frunz and Jon E. Forseth in suit to Quiet Title, Case No. 83-517 CV, entitled Raymond D. Patscheck, plaintiff vs. Robert R. Frunz and Jon E. Forseth, defendants. Decree by default was filed August 25, 1983.
6. Subject to the rules and regulations of Subdivision Ordinance No. 40, Klamath County, Oregon, as revised January 23, 1979. Any conveyance of the herein described property without the proper minor partition, shall be deemed to be without the approval of Mountain Title Company.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 31 day of July A.D. 19 84
at 10:42 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 12903

EVELYN BIEHN, County Clerk

By Sam Smith DeputyFee 8.00